

Before the Board of Zoning Adjustment, D. C.

Application No. 11486, of Florence & Frank V. Dowling, pursuant to Section 8207.2, for a special exception to change a nonconforming use from retail book store, art objects, prints, paintings and antiques, (first floor) to a retail, book store, art objects, prints, paintings and antiques and a law office, (first floor) as provided under Section 7104.2 at 523 Constitution Avenue, N.E., Lot 55, Square 839.

HEARING DATE: September 19, 1973  
EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. Subject property is improved with a four story building with three apartments on the 2nd, 3rd and fourth floors. This application concerns the first floor only, which is presently used as a retail book store.
2. Applicant intends to operate a catalog office for his book store and rent portion of the first floor to a lawyer. The dimensions of the first floor is 16 x 57. 16 x 40 will be occupied by the law office and 16 x 17 by the book store.
3. No on-site parking will be provided.
4. Applicant's tenant-lawyer stated to the Board that he intends to establish a neighborhood law office for consultation with clients. He presently has an office downtown and would be able to interview clients at this location.
5. Opposition was registered at the public hearing.

CONCLUSIONS OF LAW:

The Board is of the opinion that the applicant owner should substitute the existing nonconforming use of the first floor of premises instead extending the present use to another portion of the 1st floor.

The Board concludes that the extension of this nonconforming use will have an adverse affect upon the present character and future developments of the neighborhood.

ORDERED:

THAT THE ABOVE APPLICATION BE, DENIED, WITHOUT PREJUDICE  
SUBJECT TO REFILEING WITH A STRAIGHT SUBSTITUTION FOR A NON-  
CONFORMING USE.

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Vote: 3-1-0, (Mr. Harps not voting, Lilla Burt Cummings, Esq., dissenting).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF THIS ORDER: DEC 19 1973

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